



Surveyor Notes

- SN 1 The original site plan submitted with the Resolution recorded June 15, 1987 as Inst. No. 87-20573 is not included in the Title Commitment. Additional restrictions may exist which are not known at this time.
- SN 2 The original site plan submitted with the Resolution recorded September 4, 1996 as Inst. No. 96-36131 is not included in the Title Commitment. Additional restrictions may exist which are not known at this time.
- SN 3 An 8' wooden fence is required along the West and North property lines per Resolution recorded March 28, 2008 as Inst. No. 2008-13964. This condition is not in compliance. Also it should be noted that the original site plan submitted with the Resolution is not included in the Title Commitment. Additional restrictions may exist which are not known at this time.

Legal Description

PARCEL 1:
Lots 41, 42, 43, 44, 45 and 46, except the East 5 feet of Lot 46, Block 7, Elmwood Addition, Lincoln, Lancaster County, Nebraska.

PARCEL 2:
Lots 39 and 40, Block 7, Elmwood Addition, Lincoln, Lancaster County, Nebraska.

Schedule B - Section II EXCEPTIONS
(Title Commitment #C25820 - Store #116)

- 4 Easement granted in the Plat and Dedication recorded March 22, 1887 in Book 2, Page 71 in the office of the Register of Deeds of Lancaster County, Nebraska. (Parcel 1 & 2). Item affects property and is not shown specifically. No easements shown on Recorded Plat.
- 5 Terms and provisions of the reservations as contained in Quitclaim Deed recorded December 21, 1970 as Inst. No. 70-14030 in the office of the Register of Deeds of Lancaster County, Nebraska. (Parcels 1 & 2). Item may affect the property and is not shown due to insufficient information contained within the Title Commitment.
- 6 Terms and provisions of the reservations as contained in Quitclaim Deed recorded December 21, 1970 as Inst. No. 70-14031 in the office of the Register of Deeds of Lancaster County, Nebraska. (Parcels 1 & 2). Item does not affect property and is not shown.
- SN 1 7 Terms and provisions of Resolution as to use permit for convenience store recorded June 15, 1987 as Inst. No. 87-20573 in the office of the Register of Deeds of Lancaster County, Nebraska. (Parcels 1 & 2). Item affects property and is not shown due to accompanying site plan missing from Title Commitment.
- SN 2 8 Terms and provisions of Resolution as to special use permit for alcohol sales recorded September 4, 1996 as Inst. No. 96-36131 in the office of the Register of Deeds of Lancaster County, Nebraska. (Parcels 1 & 2). Item affects property and is not shown.
- SN 3 9 Terms and provisions of Resolution as to special use permit for alcohol sales recorded March 28, 2008 as Inst. No. 2008-13964 in the office of the Register of Deeds of Lancaster County, Nebraska. (Parcels 1 & 2). Item affects property and is not shown. The site does NOT currently comply with conditions contained within the resolution.

Zoning Information

CURRENT ZONING	B-1 COMMERCIAL DISTRICT		STATUS	
CURRENT USE	CONVENIENCE STORE		SOURCE INFORMATION	City of Lincoln
ITEM	REQUIRED	OBSERVED	ADDRESS:	555 South 10th Street - Room 213 Lincoln, NE 68508
MINIMUM LOT AREA	0 sq. ft.	24,374 sq. ft.	SOURCE OF INFORMATION	City Website - Planning Dept.
MINIMUM FRONTAGE	0'	125'	DATE CONDUCTED	10-29-2010
MINIMUM LOT WIDTH	---	194 ft	PHONE NUMBER	402-441-7491
MAX. FLOOR AREA RATIO	---	---	WEBSITE	www.lincoln.ne.gov/cityplan
MINIMUM SETBACKS FRONT	20 ft	37 ft	NOTES:	
MINIMUM SETBACKS SIDE	0 ft (10' if abutting R. district)	10 ft	*All elevations are based on public works records.	
MINIMUM SETBACKS REAR	15 ft ¹	15 ft	FEMA: The subject site is located in Zones "X" and "AE" defined as: areas determined to be outside the 100-year flood plain and base flood elevations determined, respectively per FEMA panel 13110C0235, effective date 9-21-2001 and Revised in LOMR Dated 10-25-2002.	
MAX. BUILDING HEIGHT	40 ft	Less than 40 ft	ONE-CALL CONFIRMATION# 2631123	
REQUIRED PARKING	1 per 300 sq. ft. = 9 sp.	6 + Pump Parking ²	Section 27, Township 10 North, Range 6 East	

SURVEY RECORD REPOSITORY RECEIVED
JAN 27 2011
252
COUNTY LANCASTER
1003-765



To: Casey's Retail Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes items as specified by client. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Nebraska, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

A. Leo Pelts 1-26-2011
Aivars Leo Pelts LS # 656 Date

A. LEO ENGINEERING COMPANY
Engineering | Planning | Surveying
2323 Dixon Street, Des Moines, IA 50316 - P.O. Box 4626, Des Moines, IA 50395 - P: (515) 265-8196 F: (515) 266-2258

EXISTING UTILITIES NOTE:
THE LOCATIONS OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE. THEY HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND/OR RECORDS. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ANY EXISTING UTILITIES (SHOWN OR NOT SHOWN) ARE NOT DAMAGED DURING CONSTRUCTION. DIGGER'S HOTLINE OF NEBRASKA CALL (1-800-331-5666).

DISCLAIMER:
THIS DRAWING IS BEING MADE AVAILABLE BY A. LEO PELTS ENGINEERING COMPANY (A.L.P.E.C.) FOR USE ON THIS PROJECT IN ACCORDANCE WITH A.L.P.E.C.'S AGREEMENT FOR PROFESSIONAL SERVICES. A.L.P.E.C. ASSUMES NO RESPONSIBILITY OR LIABILITY (CONSEQUENTIAL OR OTHERWISE) FOR ANY USE OF THESE DRAWINGS (OR ANY PART THEREOF) EXCEPT IN ACCORDANCE WITH THE TERMS OF SAID AGREEMENT.

LEGEND:

●	IRON ROD OR PIPE FOUND	+/-	MORE OR LESS
○	CALCULATED CORNER	x	FENCE LINE
▲	SECT. COR. MONUMENT FOUND	⊗	FIRE HYDRANT
△	SECT. COR. MONUMENT CALC.	⊙	SANITARY SEWER MANHOLE
⊕	POWER POLE	⊖	STORM SEWER MANHOLE
⊗	LIGHT POLE	⊙	VALVE
⊕	FINISHED FLOOR	x125.34	SPOT ELEVATION (@ x)
⊖	FUEL SHUT-OFF	N.T.S.	NOT TO SCALE
⊗	FIRE EXTINGUISHER	H.M.A.	HOT MIX ASPHALT
		PP	POWER POLE

P.C.C.	PORTLAND CEMENT CONCRETE
---XXX---	UTILITY LINE OR PIPE
W	WATER
G	GAS
S	SANITARY SEWER
ST	STORM SEWER
U/E/T	UNDERGROUND ELEC. / TEL.
O/E/T	OVERHEAD ELEC. / TEL.
CATV	CABLE TELEVISION
LP	LIGHT POLE

CASEY'S GENERAL STORE'S 600 WEST A ST KABREDLO'S ACQUISITION

DATE	11-15-2010	DRAWN BY	J. MINGST	SCALE	1" = 20'	DATE REVISION	01-11-2011	PROJECT NO.	11009
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Storm Sewer Manhole SE of Property
Rim = 50.54

51 Casey's General Store's Acquisition 600 West A Street 600 West A St ALTA

ALTA